



Zoning Administrator NOTICE OF DECISION

Date: June 2, 2011
Applicant: Investcal Realty Corporation
Case No.: PSP-09-04
Address: 900 Lane Avenue
Project Planner: Michael W. Walker

Notice is hereby given that on June 2, 2011 the Zoning Administrator considered a Planned Sign Program application filed by Investcal Realty Corporation ("Applicant"), requesting approval of planned sign program including wall signs and modifying of the existing monument sign for an existing office complex ("Project") located at 900 Lane Avenue ("Project Site"). The Property is owned by Investcal Realty Corporation, Dolan Family Trust ("Owner"). The Project Site is zoned Planned Community, Business Center 1 (BC1) by the Eastlake Business Center II, Sectional Planning Area (SPA) plan, and designated Commercial Office (CO) by the General Plan. The Project is more specifically described below:

The Project is the installation a several channel letter design wall signs for business identification and a small height increase for the existing four foot high monument sign for an existing single-story, multi-tenant office building. The building mounted signs will be reverse channel letters with steel returns and have reverse lit illumination. The proposed building mounted signage is uniform in color and scale. The existing monument sign structure will be modified by an increase of one foot from four feet to a height of five feet. The increase will accommodate up to 14 tenants.

The Project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and it has been determined that the Project qualifies for a Class 3 categorical exemption pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. No further environmental review is necessary.

The Zoning Administrator, under the provisions of Chula Vista Municipal Code Section 19.14.582 I, and Eastlake Business Center II, Sectional Planning Area (SPA) plan Comprehensive Sign Regulations Section VII and Design Guidelines Section II 4.3.4 - Sign Program, has conditionally approved the Project as described on the attached plans prepared by Fast Signs subject to the conditions listed below. The conditions of approval shall be implemented to the satisfaction of the Development Services Director prior to issuance of building permits, unless otherwise specified on the individual conditions:

1. The Property Owner and the Applicant shall execute this document by making a true copy of this Notice of Decision and signing both this original notice and the copy on the lines provided below, said execution indicating that the Property Owner and Applicant

have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 days shall indicate the Property Owner/Applicant's desire that the project, and the corresponding application for building permits and/or a business license, be held in abeyance without approval.

Signature of Representative

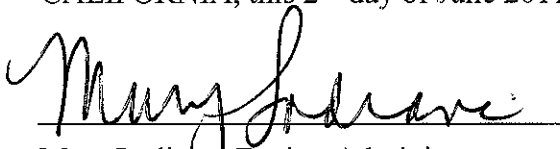
Date

Signature of Authorized Property Owner

Date

2. Each tenant shall obtain a sign permit and building permit for each sign, and shall be consistent with this Planned Sign Program.
3. The Applicant shall comply with the 2010 California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), California Fire Code (CFC), 2008 California Energy Code, the Green Building Ordinance (CVMC 15.12) and all other locally adopted City and state requirements.
4. The colors and materials specified on the building permit plans must be consistent with the colors and materials shown on the plans stamped approved date on June 2, 2011.
5. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City Ordinances in effect at the same time of building permit issuance.
6. Repair and/or replace in-kind disruption of existing site improvements and facilities, including site-landscaping improvements that are damaged as a result of the installation of the Project, subject to review and approval by the City Landscape Architect.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 2nd day of June 2011.



Mary Ladiana, Zoning Administrator